

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, JUNE 20, 2022
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: James Schneeberger, Jeff Bierman, Jeff Pfannerstill, Ann Wallschlager, Tim Hallquist, and Dino Xykis.

Others Present: Justin Chamberlin, Scott Hussinger, Ben Nelson and Deputy Clerk Bushey.

Excused: David deCourcy-Bower.

Call to Order- 7:02 pm

Roll Call taken.

Public Comments: Please be advised the Joint Architectural Board/Plan Commission will receive comments from the public related to any item(s) on the agenda for a three-minute time period per person, with time extensions per the Chairman's discretion.

No Public comment

1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes from May 16, 2022.

Motion (Wallschlager/Hallquist) to approve the minutes for the May 16, 2022, meeting. With the correction on agenda item #3 which was Hussinger's error, not a clerical error. Carried (6-0).

2. Architectural Board review and consideration of an application for a sign for Hartland Riverwalk, 211 Lawn Street and 180 E. Capitol Drive.

Justin Chamberlin was present via Zoom for Hartland Riverwalk. He said it is 1 double sided sign to represent both addresses and the location will be 211 Lawn St. He said he was asked to show landscaping at the base of the sign there.

Motion (Hallquist/Schneeberger) to approve a double sided sign for Hartland Riverwalk with landscaping at the base. Carried (6-0).

3. Plan Commission review of proposed future land use map-

Interim-Administrator Bailey said he had asked the Plan Commission to look at the properties that need a possible change. He explained the 5 properties that Ruekert and Mielke put together for the Plan Commission to look at:

- Hartridge Drive – small corner that is owned by Village & was going to be a second firehouse. He said it has been deemed not be ideal for a firehouse or police station due to size so it would be changed to high density residential.

- Merton Ave (Hammer Property) – the change would be low density residential to be in line with the neighborhood.
- DOT site (across from quarry) – has sold to Kwik trip and Kwik trip has not stated any plans with it. Staff believes the intent to be commercial so that is why staff has made that change to commercial.
- Zion property also over by the DOT site– not owned by a church, is currently public/institutional. It is privately owned, and we are showing it used to be commercial. Current owner is bringing things forward for an event venue. Board can change it.
- North – owned by the Gehl family. Ruekert & Mielke came up with 2 options. Option 1- low density residential, which was originally preferred as it would flow with Four Winds West subdivision. It is across from 2 schools. Option 2 – Low density residential for a portion and commercial for the other. He said the reason we came up with that is because, they were looking at a commercial component to that area. He said they don't want it to be residential, but the Village sees it as residential in the future.

Bailey said the Plan Commission can discuss it. He said they can go with this and eventually move it forward to the Village Board, keep having meetings about it or wait to see what happens with the Gehl farm and leave it as is.

Pfannerstill asked why not have the same density as Four Winds West and Hussinger commented on the DUE and said it is higher density than Four Winds West and they now have greater sewer capacity. Ryan Amtmann said they looked at the sewer capacity 3 acre and it is supported by downstream sewer. There was brief discussion on the sewer capacity. He said he suggests leaving it as is and see what happens with that property. Bailey said option 1 fits with Four Winds West and Gehl was interested in some commercial with option 2. Pfannerstill asked what the current zoning is, and it was stated it is low to medium density. Pfannerstill commented that he would be going with option 1.

Wallschlager said she is also in favor of option 1. Hallquist said he is in favor of option 1 and if they decide later it can come back to the Board. Bailey briefly commented on the Zion and Kwik Trip property. Wallschlager commented on the properties west of the Hammer property. Bierman asked what the current zoning is for the DOT property and Hussinger said zoning will occur when they create the lot. Bierman commented on the properties to the east of the Hammer property and agrees with option 1.

Motion (Hallquist/Schneeberger) to approve the 5 zoning changes described in the memo dated June 8, 2022 authored by Ryan Bailey and Scott Hussinger, with the recommendation to the Village Board of the change of the Land Use map 2045 and going with option1 the Gehl property. Carried. (6-0).

4. Plan Commission discussion related to proposed modifications to the multi-family standard in the B-3 Zoning Code-

Pfannerstill said to explain this straightforward, it must have a commercial component to it and not just residential like apartments other than elderly housing. Hussinger said he envision a redevelopment in the B-3, requiring a PUD. And our PUD ordinance requires the use to be permitted in the underlying district and it doesn't say that. He said we need to insert that into the B-3 and maybe add some

standards and limitations but that would be up to the Plan Commission and Village Board to decide what those limitations are.

Xykis asked what is driving all of this now and Hussinger said he is getting calls from 2 property owners who want to redevelop, and they want to add multi-family component. He said they looked at the zoning book and it really doesn't say anything, and he feels the Village is at risk. Bailey said the riverwalk was put thru the PUD previously and Hussinger isn't comfortable with our current code, that that would be allowed if someone else came forward. Bailey said we want to do it right and if someone wanted to come forward with a multi-family aspect, Hussinger wants to get the language, but we wanted to bring it to the Plan Commission. He said currently the B-3 zoning would allow it even with a PUD< Hussinger said correct, it wouldn't line up properly. Pfannerstill commented that even though the agenda item says discussion, but it would be permissible if the Plan Commission wanted to move it to the village board. Hussinger said you can, but at some point, someone will have to direct staff on what standards you want to include and language to include so to the Plan Commission for approval.

Xykis asked Hussinger what his recommendation would be. Hussinger said multifamily in a B-3 should only be considered as a development and didn't know if we want to put an upper limit on density because in downtown there are smaller lots and if you go vertical the density can get up pretty high where that would scare you in a corn field but shouldn't scare you in the downtown. Pfannerstill said he would like to see staff recommendation next month for review.

Motion (Xykis/Hallquist) to have staff work on recommendation for multi-family standard in the B-3 Zoning Code and bring it back next month. (6-0).

5. Announcements-

Pfannerstill asked everyone to send prayers for Bailey's family member. Bierman commented on the Overlook Trail sign and their website doesn't say condo.

6. Adjourn

Motion (Schneeberger/Wallschlager) to adjourn. Carried (6-0).

Adjourned at 7:28 pm.

Respectfully submitted by

Recording Secretary,
Deidre Bush y, Deputy Clerk